

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  HAL034069	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01  B. WING:	(X3) DATE SURVEY COMPLETED  07/22/2015
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NAME OF PROVIDER OR SUPPLIER  THE BRADFORD VILLAGE OF KERNERSVILLE	STREET ADDRESS, CITY, STATE, ZIP CODE 602 PINEY GROVE ROAD KERNERSVILLE, NC 27284
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C 000	Initial Comments  This report is of a Biennial Construction Survey done by Bob Getchell and Dennis Harrell on July 22, 2015.  This facility was first licensed as a Home for the Aged on or about 1965 with an addition completed in 1972 for a total capacity of Sixty-Two (62) Beds. Based on the above information, the facility is required to meet the 1971 and the applicable portions of the 2005 Rules 10A NCAC 13F for the Licensing of Adult Care Homes, and, the 1967 North Carolina State Building Code - Section 516 - Institutional Occupancy.  Deficiencies were noted which will require a new plan of correction.	C 000		
C 101	Existing Licensed Fac- No less than 71 Rules  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0301 APPLICATION OF PHYSICAL PLANT REQUIREMENTS The physical plant requirements for each adult care home shall be applied as follows: (2) Except where otherwise specified, existing licensed facilities or portions of existing licensed facilities shall meet licensure and code requirements in effect at the time of construction, change in service or bed count, addition, renovation, or alteration; however in no case shall the requirements for any licensed facility where no addition or renovation has been made, be less than those requirements found in the 1971 "Minimum and Desired Standards and Regulations" for "Homes for the Aged and Infirm", copies of which are available at the Division of Health Service Regulation, 701 Barbour Drive, Raleigh, North Carolina, 27603 at no cost;	C 101		

CONSTRUCTION SECTION  
AUG 3 2015  
RECEIVED

**RECEIVED**

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

STATE FORM

8000

10TW21

If construction sheet 1 of 8

*Gloria Keger*

*Administrator*

*8/24/15*

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C 101 Continued From page 1

C 101-#1

This Rule is not met as evidenced by:  
1. Based on observation, the Laundry equipment  
was not maintained in accordance with the  
Building Code  
Findings include:  
There is no makeup air provided for the  
commercial gas dryers in the Laundry.

WE WILL CONVERT AN  
EXHAUST FAN STACK  
FROM AN OBSOLETE/UNUSED  
GAS DRYER TO A MAKE  
UP AIR STACK.

10/16/15

2. Based on observation, the Exit path from the  
building was not maintained in accordance with  
the Building Code.  
Findings include:  
The courtyard gate, in the path of egress, has a  
chain and padlock. (Plan of protection to have all  
staff carry keys until resolved)

#2)

WE ARE SEEKING BIDS TO;  
A) HAVE EXTERIOR GATE  
WIRED TO THE FIRE ALARM  
WITH A MAGLOCK ON GATE  
FOR EMERGENCY EGRESS.

ASAP  
OR  
BY  
10/16/15

C 133 Bathrooms-Hand Grips,

C 133

SECTION .0300 - PHYSICAL PLANT  
10A NCAC 13F .0305 PHYSICAL  
ENVIRONMENT

(e) The requirements for bathrooms and toilet  
rooms are:  
(6) Hand grips shall be installed at all  
commodes, tubs and showers used by or  
accessible to residents;

B) HAVE AN ACCUTECH  
ALARM ADDED TO EXTERIOR  
DOOR LEADING TO COURT  
YARD.

C133-

A GAAB BAR WILL BE  
ADDED.

10/16/15

This Rule is not met as evidenced by:  
1. Based on observation, the corridor bathroom  
was not maintained in a safe manner.

Findings include:  
The corridor bathroom near room 17 on the left  
front wing has no grab bar at the toilet

C 140 Linen Storage-Separate Clean & Soiled

C 140

SECTION .0300 - PHYSICAL PLANT

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C-140

Continued From page 2

10A NCAC 13F .0305 PHYSICAL  
ENVIRONMENT

(f) The requirements for storage rooms and  
closets are:  
(2) Linen Storage. Storage areas shall be  
adequate in size and number for separate  
storage of clean linens and separate storage of  
soiled linens. Access to soiled linen storage shall  
be from a corridor or laundry room;

This Rule is not met as evidenced by:

1. Based on observation, the path of infection  
control was not maintained safe.

Findings include:

The path of soiled linen through the washing and  
drying areas was not being maintained to prevent  
cross contamination because soiled and unsoiled  
containers were mixed together and not clearly  
labeled.

C 140

WE WILL INTRODUCE  
A COLOR CODED CLEAN  
AND SOILED LINEN  
CONTAINER SYSTEM AND  
HAVE A STAFF INSERVICE

10/16/15

C 150

Corridors-Free of equipment and Obstructions

SECTION .0300 - PHYSICAL PLANT  
10A NCAC 13F .0305 PHYSICAL  
ENVIRONMENT

(g) The requirements for corridors are:

(4) Corridors shall be free of all equipment and  
other obstructions.

This Rule is not met as evidenced by:

1. Based on observation, egress from the  
resident bedrooms was not maintained safe.  
This would affect all residents by not allowing free  
egress in an emergency.

Findings include:

a) A plastic chain installed in the bedroom  
doorways was blocking egress from the rooms,

C 150 A)

BOAT CLIPS WILL BE  
REMOVED AND MAGNETS  
WILL BE INSTALLED  
ON PLASTIC PRIVACY  
CHAINS TO PROVIDE  
UNOBSTRUCTED EGRESS

8/27/15

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C 150	Continued From page 3: b) A wheelchair being charged and a cart are blocking the corridor near room 19	C 150 B	Wheel chairs will be charged in rooms and staff will be instructed on keeping egress paths clear	10/11/15
C 189	Building Equipment Maintained Safe, Operating  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.  This Rule is not met as evidenced by: 1. Based on observation, the building was not maintained in a safe manner by not maintaining the fire-resistance rating of building components. This would affect all residents by not containing smoke and fire in the room or smoke compartment of origin.  Findings include: a. The back two wings have multiple unprotected penetrations in the rated walls and ceiling above the drop ceiling b. The front two wings have multiple unprotected penetrations in the rated walls and ceiling above the drop ceiling  2. Based on observation, all areas were not maintained safe by the use of barrell bolts  Findings include: Barrell bolts were found in the following locations:	C 189 A	ALL PENETRATIONS WILL BE SEALED WITH FIRE RATED MATERIALS  B) ALL PENETRATIONS WILL BE SEALED WITH FIRE RATED MATERIALS	10/16/15

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C 189	Continued From page 4  a) Room 24 bathroom door has a barrell bolt which could cause a resident to become locked in the bathroom b) Room 10 corridor door has a barrell bolt on the corridor side which could cause a resident to become locked inside their room  3. Based on observation, the building was not maintained in a safe manner by not maintaining the fire-resistance rating of building components. This would affect all residents by not containing smoke and fire in the room or smoke compartment of origin.  Findings include: a. Room 20 has an unprotected wall penetration by a phone wire.  b. Room 31 has a plastic wall patch on the corridor wall  c. The washing machine room has a section of damaged gypsum behind the washer  d. In the storage room near room 10 a conduit is making an unprotected penetration in the corridor wall  These unprotected openings are not in conformance with the requirement to use a through penetration fire stop system that has been tested in accordance with ASTM E-814.  4. Based on observation, the building electrical system was not maintained to keep the facility safe.  Findings Include: Electrical panel E, in the hot water / electrical room, has an open space.	C 189A) B) #3A) #3B) #3C) #3D) #4)	BARREL BOLT WAS REMOVED.  BARREL BOLT WAS REMOVED.  WALL PENETRATION WILL BE SEALED WITH FIRE RATED MATERIALS.  PLASTIC ACCESS PANEL WILL BE REPLACED WITH FIRE RATED MATERIALS.  THE DAMAGED GYPSUM WILL BE REPAIRED  THE CONDUIT WILL BE SEALED WITH FIRE RATED MATERIALS  A BLANK COVER WILL BE INSTALLED IN PANEL E'S OPEN SPACE.	7/22/15  7/22/15  10/16/15  10/16/15  10/16/15  10/16/15



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C 189	Continued From page 5  5. Based on observation, the interior building components were not maintained.  Findings include: a) Lights are not working in the room 32 shared bathroom, b) Ceiling tiles are damaged in the corridor near room 12  6. Based on observation, the building was not maintained in a safe manner by improper storage of oxygen cylinders. This would affect all residents by potentially exposing them to hazards from a ruptured cylinder.  Findings include: a) Room 5 has an unsecured oxygen bottle.  7. Based on observation, the HVAC system was not maintained in a safe manner.  Findings include: a) The sample tubes on the duct detection units are covered with dust. b) The air handling equipment did not shut down when the alarm activated.	C 189A S B 6A 7A B	LIGHT BULB WAS REPAIRED DAMAGED CEILING TILES WILL BE REPLACED. OXYGEN BOTTLE WAS SECURED. WE ARE WORKING WITH OUR FIRE ALARM CO. TO SCHEDULE TUBES TO BE CLEANED. WE ARE WORKING WITH OUR FIRE ALARM CO. TO HAVE AIR HANDLERS SHUT DOWN DURING FIRE ALARM ACTIVATION.	7/23/15 10/16/15 7/22/15 ASAP or BY 10/16/15 ASAP or BY 10/16/15
C 191	Unvented & Portable Elec. Heaters Prohibited  SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (b) There shall be a heating system sufficient to maintain 75 degrees F (24 degrees C) under winter design conditions. In addition, the following shall apply to heaters and cooking appliances. (2) Unvented fuel burning room heaters and	C 191		

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C 191

Continued From page 6

portable electric heaters are prohibited.  
(k) This Rule shall apply to new and existing  
facilities with the exception of Paragraph (e)  
which shall not apply to existing facilities.  
This Rule is not met as evidenced by:  
1. Based on observation, the facility was not  
maintained in accordance with the Codes in effect  
at the time the facility was first licensed.

Findings include:

Portable electric heaters were found in the  
following locations:

- a) Office Storage at room B,
- b) Office at front lobby

C 191

A) ELECTRIC HEATER WILL  
BE REMOVED FROM  
BUILDING.

B) ELECTRIC HEATER  
WILL BE REMOVED  
FROM THE BUILDING

8/31/15

8/31/15

C 199

Exhaust Ventilation

C 199

SECTION .0300 - PHYSICAL PLANT  
10A NCAC 13F .0311 OTHER  
REQUIREMENTS

(g) The spaces listed in this Paragraph shall be  
provided with exhaust ventilation at the rate of  
two cubic feet per minute per square foot. This  
requirement does not apply to facilities licensed  
before April 1, 1984, with natural ventilation in  
these specified spaces:

- (1) soiled linen storage;
- (2) soil utility room;
- (3) bathrooms and toilet rooms;
- (4) housekeeping closets; and
- (5) laundry area.

(k) This Rule shall apply to new and existing  
facilities with the exception of Paragraph (e)  
which shall not apply to existing facilities.

This Rule is not met as evidenced by:

- 1. Based on observation, mechanical ventilation  
was not provided in accordance with the Rules in

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C-108	Continued From page 7 effect at the time the facility was licensed.  Findings include: The Hopper Room near room 7 on the back corridor has no exhaust fan, and there is no window.	C 199	WE OUR SEEKING BIDS TO HAVE AN EXHAUST FAN INSTALLED	10/16/15